

ARTICLE 45

SEC. 21-45 REGULATIONS FOR SIGNS.

45.1 Purpose: To provide regulations for signs that recognize the economic benefit of providing adequate identification, direction and advertisement, while protecting the aesthetic appearance of the physical community. It is further intended to restrict signs which may contribute to traffic accidents or otherwise threaten the public health and safety. Nothing in this article shall be interpreted as limiting the exercise of any right guaranteed by the First Amendment to the U.S. Constitution. **(Ord. No. 2225, 9/1/1994)**

The following regulations shall apply to all districts and uses except where specific sign regulations for uses are contained in this Chapter, in which case the specific regulations for the use shall apply.

45.2 Definitions:

- (a) Bulletin board sign: A sign which identifies an institution or organization on the premises on which it is located and which contains the name of the institution or organization, the names of individuals connected with it, and general announcements of events or activities occurring at the institution, or similar messages.
- (b) Community identification and directional sign: A sign used to identify a community or business district. Said sign does not contain individual business names, but may alert the traveling public to the types of services available in the community. **(Ord. No. 2886, 02/26/2009)**
- (c) Community or Business District: An area of concentrated retail, medical, and/or professional businesses often located within a community's downtown area. **(Ord. No. 2886, 02/26/2009)**
- (d) Community Growth Boundaries: Areas officially adopted by the Lake County General Plan with mapped line separating land to be developed at urban densities (1 or more DU/acre) from land to be protected for natural resources or developed at rural densities (IDU/5 or more acres). Community Growth Boundaries. **(Ord. No. 2886, 02/26/2009)**
- (e) Directional sign, on-site: A sign designed to guide or direct pedestrian or vehicular traffic.
- (f) Double-faced sign: A sign with two surfaces against, upon or through which the message is displayed. Both surfaces of a double-faced sign must be parallel to each other and must be tied together into one integral unit with no visible air space between the surfaces.
- (g) Freestanding sign: Any sign erected upon or standing on the ground, supported from the ground by one or more poles, columns, uprights or braces.

- (h) Indirect lighting: The illumination of a sign by a light source that is not a component part of the sign, such as spotlights.
- (i) Internal lighting: The illumination of a sign by a light source that is a component part of the sign itself, including neon.
- (j) Major Collector Road: An intraregional travel route providing access to major neighborhood retail and service facilities, community centers, major recreational facilities, employment centers, and other intensive land uses. **(Ord. No. 2886, 02/26/2009)**
- (k) Occupancy frontage: The length of that portion of a building occupied by a single business abutting a street or alley or parking area, or other means of customer access such as an arcade, mall, or walkway.
- (l) Off-site sign: A sign which directs attention to a business, commodity, service, use or entertainment conducted, sold or offered at a location other than the premises on which the sign is located.
- (m) Off-site Business District sign: A sign which directs attention to a specific, local Business District, and is located within 1 mile (by road) of said business district. The sign structure shall include the name of the business district at the top with dominant sized letters, and shall only include names of individual local businesses located within the District, below the business district name. **(Ord. No. 2886, 02/26/2009)**
- (n) On-site sign: Any sign used exclusively to advertise the sale or lease of the property upon which such sign is located, to designate the name of the owner or occupant of the premises or to advertise the uses, business conducted, services rendered, or goods produces or sold upon the property upon which such sign is located.
- (o) Political sign: A temporary sign announcing or supporting political candidates or issues in connection with any national, state or local election.
- (p) Portable sign: A sign that is not permanent, affixed to a building, structure, or ground, including sandwich signs, and wheel mounted bulletin board signs.
- (q) Projecting sign: Any sign which is suspended from or is supported by a wall or building and which projects more than one (1) foot outward therefrom.
- (r) Roof sign: A sign mounted upon and projecting above a roof, eave or other architectural features such as, but not limited to, mansards and parapets.
- (s) Shopping center: A group of commercial establishments, the perimeter of which is clearly definable, developed on a contiguous area of land, planned and developed as a single unit and providing on-site parking appropriate to the number, types and sizes of stores.

- (t) Sign area computation: The area of each sign surface shall be computed by calculating the area within the frame enclosing the letters or material which composes the sign, or, where there is no frame, by calculating the area of the surface upon, against or through which the message is displayed. Where a sign is composed of separate letters which are placed or painted on a building or other similar surface not designed specifically for sign presentation, the sign area shall be computed on the basis of a shape closest to the extremities encompassing individual letters or words.
- (u) Street frontage: The front lot line of a lot abutting the right-of-way line of a public or private street, excluding alleys to which such property has the legal right of access.
- (v) Temporary sign: Any sign, banner, pennant, or advertising display consisting of any material intended to be displayed for a short period of time only.
- (w) Wall sign: Any sign posted or painted on, suspended from or otherwise affixed to the wall of any building or structure in such a position that is essentially parallel to the wall of the building and projecting not more than one (1) foot from such wall.

45.3 Special purpose signs - permitted:

The following special purpose signs are permitted uses in all zoning districts, except as provided for in Section 45.23:

- (a) Directional, warning or informational signs required or authorized by law which are erected by federal, state, county or municipal officials.
- (b) Official notices issued by a court, public body or office and posted in the performance of a public duty.
- (c) Danger signs and signs of public utility companies indicating danger and aids to service or safety.
- (d) House numbers.
- (e) Flags, emblems and insignia of a nation or political subdivision.
- (f) Commemorative signs or plaques of recognized historical organizations.
- (g) Signs on licensed vehicles.
- (h) Signs which are not intended to be viewed from public streets and are not legible therefrom adjacent properties, such as signs in interior areas or shopping centers, commercial buildings and structures, ball parks, stadiums, race tracks and similar uses of a recreational or entertainment nature.
- (i) Religious symbols or insignia.

- (j) Holiday decorations, not identifying a business name or product.
- (k) Statuary signs incorporating three-dimensional replicas of persons, animals, products or trademark figures in whole or in part.
- (l) Murals or other art with no advertising copy.
- (m) No Trespassing and No Parking signs and similar warning signs.
- (n) Incidental signs showing trading stamps offered, credit cards accepted, notices of services required by law, trade affiliations, and the like, attached to a free-standing sign, structure or building.
- (o) On-site directional signs designed to guide or direct pedestrian or vehicular traffic.
- (p) Signs on awnings or removable canopies not permanently attached to or built as part of a building.
- (q) Name plate signs located on the premises giving the name or address, or both, of the owner or occupant of a building or premises.
- (r) Temporary window signs painted directly onto the window or constructed of paper, cloth or similar expendable material that are affixed only to the interior window surface or painted onto the window surface for a short period of time to promote a particular sale of products or merchandise.
- (s) Bulletin board signs for public, philanthropic, charitable or religious organizations or agencies.
- (t) Identification signs identifying multiple dwellings, clubs and similar uses of premises.
- (u) Community identification signs solely to identify a community, its civic, fraternal, and religious organizations, and its community slogan or motto.
- (v) Temporary on-site construction site signs identifying contractors or subcontractors currently conducting work on the premises and future businesses.
- (w) Temporary real estate signs advertising the sale, lease or rental of property on which located.
- (x) Temporary political signs, subject to the following conditions;
 - 1. No political signs shall be erected earlier than ninety (90) days prior to the election in which the candidate or measure will be voted upon.

2. All political signs shall be removed within ten (10) days of the close of the campaign. Signs on behalf of a political candidate who is successful in the primary election may be retained for the general election.
 3. The maintenance and removal of political signs is the responsibility of the candidate or sponsor.
- (y) Temporary grand opening signs and mobile searchlights for a period not exceed four (4) weeks. Grand opening signs are permitted during an on-site use's original opening, or upon a change in ownership of an existing on-site use or upon an expansion of an existing use or building.
 - (z) Signs which move or revolve, or display any moving or revolving parts, provided that signs larger than twelve (12) square feet shall require a minor use permit.
 - (aa) Airborne devices such as blimp or balloons if less than six (6) feet in size in major dimension.
 - (bb) Attention-attracting signs such as flags, banners, pennants, streamers and similar devices.
 - (cc) Self-illuminated signs.
 - (dd) Signs with variable lighting, provided that signs larger than twelve (12) square feet shall require a minor use permit.
 - (ee) Any other signs or works of art which are not mentioned in this ordinance, which signs or works of art do not conflict with the purposes of intent set forth in the articles of this ordinance; and which signs or works of art do not cause adverse effects or harm to people, property or the environment.

SEC. 21-45.10 ON-SITE SIGNS.

45.11 On-Site sign regulations for signs in the Local Commercial “CI” District:

- (a) Two (2) individual sign shall be permitted for any use. The size of the sign shall not exceed one-half (.5) square foot per foot of occupancy frontage. No matter how small the frontage of an establishment, at least sixteen (16) square feet in area of signing will be allowed. All signs may be illuminated.
- (b) Signs may consist of a wall sign, roof or a projecting sign.
- (c) Notwithstanding any other provision of this section, for each individual occupancy, the total area of signs shall not exceed four hundred (400) square feet in area.
- (d) In addition to the signs listed above, a neighborhood shopping center may have: One (1) free-standing sign not to exceed twenty-five (25) feet in height or sixty

(60) square feet in area on any one face. The total sign area of signs with more than one face shall not exceed one hundred twenty (120) square feet. There shall be a common theme to the signing of a shopping center. The theme should include some identifiable common element or elements such as: dimension, construction material, color scheme, lighting or lettering style. All signs in the center shall be integral components of the common theme.

45.12 On-site regulations for signs in the Highway Commercial “CH”, Commercial Resort “CR”, Community Commercial “C2”, and Service Commercial “C3”, Planned Development Commercial “PDC”, Commercial/Manufacturing “M1”, Heavy Industrial “M2”, and Industrial Park “MP” Districts:

- (a) The total area of signing shall not exceed one (1) square foot in area for each linear foot of street or occupancy and lake frontage, except that any commercial operation may have up to thirty-two (32) square feet of signing, regardless of street or lake frontage. Lake frontage shall be used only in calculating sign areas for lake-oriented signs. All signs may be illuminated.
- (b) For double-faced signs, the maximum area of any one face shall not exceed one hundred (100) square feet; however, only one face shall be counted as part of the total allowed sign area. For signs with more than two (2) parallel faces, all surfaces shall be included as part of the total sign area.
- (c) Where the face of a building is twenty (20) or more feet in height below the eave, the signing allowance for that frontage may be increased one (1) percent in area for each foot above the initial twenty (20) feet.
- (d) Signing may consist of any combination of one (1) free-standing sign per occupancy, plus any number of projecting signs, roof signs or wall signs. Corner lots and through lots may have one free-standing sign facing each frontage provided that the total allowable sign area is not exceeded.
- (e) Notwithstanding any other provision of this section, for each individual occupancy, the total area of signs shall not exceed four hundred (400) square feet in area.
- (f) A free-standing sign shall not exceed a height of twenty-five (25) feet at the front property line. This height may be increased to a maximum of thirty-five (35) feet by providing one (1) foot of setback for each additional foot in height.
- (g) One (1) portable sign may be permitted per parcel. Any permitted portable sign shall be limited to eight (8) square feet on any one face, provided overall sign area on the parcel is not exceeded. Portable signs shall be located outside of any right-of-way.
- (h) In addition to the above requirements, a shopping center may have one (1) free-standing sign not to exceed twenty-five (25) feet in height or fifty (50) square feet

in area on any one face. The total area of signs with more than one face shall not exceed one hundred (100) square feet in area. There shall be a common theme to the signing of a shopping center. The theme should include some identifiable common element or elements such as: dimension, construction material, color scheme, lighting or lettering style. All signs in the center shall be integral components of the common theme. Free-standing signs for individual occupancies shall be prohibited.

45.15 On-site sign regulations for non-residential uses in the “[APZ](#)”, “[A](#)”, “[TPZ](#)”, “[RL](#)”, “[RR](#)”, “[SR](#)”, “[R1](#)”, “[R2](#)”, “[R3](#)”, “[PDR](#)”, “[O](#)”, and “[U](#)” base zoning districts:

- (a) As a permitted use: Appurtenant signs as specified in Section 45.11 for the “[C1](#)” Local Commercial district.
- (b) Permitted with a minor use permit: Appurtenant signs as specified in Section 45.12 for the “[C2](#)” Community Commercial district.

SEC. 21-45.20 OUTDOOR ADVERTISING AND OFF-SITE SIGNS.

45.21 One (1) outdoor advertising and off-site sign no larger than thirty-two (32) square feet in total surface area per face is permitted per lot in all districts except the “R1” and “O” base zoning districts and “SC” combining district. Temporary real estate signs not exceeding thirty-two (32) square feet are permitted in any district.

45.22 Off-site outdoor advertising (billboard) signs may be permitted in the “[C3](#)”, “[M1](#)”, “[M2](#)” and “[PDC](#)” districts subject to first obtaining a [major use permit](#) in each case; and subject to the following regulations: (Ord. No. 2886, 02/26/2009)

- (a) No more than four hundred (400) square feet in area per face.
- (b) One (1) sign per lot maximum.
- (c) Maximum sign height from ground level to bottom of sign: twelve (12) feet, unless down-sloping terrain from the road necessitates increasing the height.
(Ord. No. 2886, 02/26/2009)
- (d) Signs shall be non-illuminated or illuminated by indirect lighting.
- (e) Billboard signs shall be located within Community Growth Boundaries, within one – thousand (1,000) feet of said Boundaries or within an incorporated city’s sphere of influence. (Ord. No. 2886, 02/26/2009)
- (f) Use permits that are approved for billboard signs shall expire after five (5) years unless applications for renewals are filed and granted. Any subsequent use permit renewals may be approved for a maximum term of five (5) years.
(Ord. No. 2886, 02/26/2009)

45.23 Off-site outdoor advertising signs permitted in the “SC” Scenic Combining District, subject to first obtaining a major use permit in each case:

- (a) When an “SC” combining district has been established, no off-site sign is permitted, except for one category sign not more than ten (10) square feet in area, carrying words or symbols to denote “Roadside Business”; “Food-Lodging-Gas”; “Resort Area”, or similar words or symbols, which may identify an individual person, firm or place of business. Category signs shall be generally uniform in size, shape, lettering and appearance, to a design approved by the Planning Commission.

45.24 Off-site community identification signs and directional signs proposed by local business associations are permitted in all districts subject to review and approval by the Community Development Director in consultation with Lake County Marketing Director and Director of Public Works. Signs shall be consistent with the following standards (Ord. 2670, 12/25/2003):

- (a) Sign copy of community identification signs shall be limited to identifying the types of services available in the community, and shall not advertise businesses. One community identification sign per road leading to the community is allowed. Signs shall not exceed 75 square feet, measured on one side.
- (b) Directional signs shall not exceed 15 square feet, including any emblems or local symbols. Directional signs shall be located near intersections of public roads to direct visitors to the community or other attractions such as public parks, lake access or airports. Signs shall be placed so as not to obstruct sight distance or result in traffic safety hazards. Sign copy shall be limited to the community name, or words such as “Park”, “Lake Access”, or “Airport”, with an arrow pointing in the appropriate direction.
- (c) All signs for each community shall include a common design theme with consistent colors, scale and insignia, and shall be subject to the performance standards of Section 45.24 of this Chapter. (Ord. 2670, 12/25/2003)

45.25 Off-site Business District signs proposed for business districts or main street associations that are not located along major collector roads or highways are permitted in all districts subject to review and approval by the Community Development Director in consultation with Lake County Marketing Director and Director of Public Works. No sign shall be approved by the County along a state highway unless first approved by Caltrans. Signs shall be consistent with the following standards (Ord. No. 2886, 02/26/2009):

- (a) Off site signs shall only be allowed in situations where the business district or shopping center is not visible from a major collector road or highway.
(Ord. No. 2886, 02/26/2009)

- (b) Signage shall consist of one (1) free-standing sign structure not exceeding 20 feet in height. Cumulative signage shall not exceed 200 square feet per side, with a maximum of two (2) sides. **(Ord. No. 2886, 02/26/2009)**
- (c) Individual sign placards or sign copy listing the names of individual businesses shall be included in the sign structure, and all businesses within the shopping center or business district shall be encouraged to participate. Consistent sign design and colors shall be used. **(Ord. No. 2886, 02/26/2009)**
- (d) If lighting is proposed it shall be indirect lighting only. No electronic message boards are allowed. **(Ord. No. 2886, 02/26/2009)**
- (e) Signs shall be located no further than one (1) mile by road from the shopping center or business district. **(Ord. No. 2886, 02/26/2009)**

45.26 Performance standards: The following performance standards shall apply to all signs permitted in this chapter and article:

- (a) Signs permitted by this chapter shall conform to the size, location, height and other development and performance standards established for the zone in which they are located, except as may be modified herein. Signs permitted by Section 45.3 shall be permitted within any required yard area. All other permitted signs may be located within any required yard area upon securing a minor use permit in each case, or as part of a major use permit, upon the finding that the location of the sign is necessary for visibility due to topographical, vegetative or other existing physical constraint.
- (b) All lighted signs shall be so located or shielded to prevent glare to surrounding properties or public streets. No sign shall be so lighted as to in any way endanger public safety by causing distraction to operators of motor vehicles on the streets and highways.
- (c) All signs shall in no way endanger the health and safety by causing distraction to operators or motor vehicles on the streets and highways. Location, lighting and color of signs shall not cause confusion with public signs and traffic signals.
- (d) Except for awning signs and projecting signs reviewed and approved by the Department of Public Works, no sign shall be erected in such a manner that any portion of its surface or supports is located within, or hangs over, any public right-of-way including streets, roads, flood control or maintenance easements, and navigable waters.
- (e) No sign shall be painted, marked, posted, fastened, or in any manner affixed to any curb, street sign post, or any sign or signal erected for the purpose of directing or warning traffic or to any telephone, telegraph or electric light pole, tree or shrub located in any park or public right-of-way.

- (f) No permit for any sign shall be issued, and no sign shall be constructed or maintained, where said sign has less horizontal or vertical clearance from communications lines and energized electrical power lines, than that prescribed by the laws of the State of California, or rules and regulations duly promulgated by agencies thereof.
- (g) No sign shall be erected in such a manner that any portion of its surface or supports will interfere in any way with the free use of any fire escape, exit or standpipe, or obstruct any required stairway, door, ventilator or window.
- (h) The maintenance of a sign or support structure or the changing of sign copy not involving any increase in size shall not constitute a new sign and does not require any permits by this chapter.
- (i) No sign shall be allowed within the vicinity of a State Highway unless it has been found to be consistent with Caltrans Outdoor Advertising Sign Standards.
(Ord. No. 2886, 02/26/2009)

45.27 Sign amortization, maintenance and abandonment

- (a) Signs not in conformance with the provisions of this Chapter, and not specifically exempt therefrom or otherwise exempted by state or federal law, shall be made to conform to this Chapter or shall be removed within a period of seven (7) years of the effective date of this Section, unless additional time is granted by the Planning Commission, not to exceed two (2) years, on the finding that the amortization of the particular sign justifies a longer time period due to its location.
(Ord. No. 2886, 02/26/2009)
- (b) Signs shall be maintained in a good state of repair. Sign copy that is faded, torn or peeling shall be replaced, repaired or repainted. (Ord. No. 2886, 02/26/2009)
- (c) Signs that are abandoned due to businesses relocated or closing shall be removed within ninety (90) days of the business no longer operating at the site. At a minimum, sign copy shall be removed or painted over with an appropriate paint color to be determined by the Community Development Director, and the sign structure may remain for future use.

(Ord. No. 1749, 7/7/1988; Ord. No. 1974, 12/20/1990; Ord. No. 2128, 01/14/1993; Ord. No. 2172, 08/12/1993; Ord. No. 2245, 09/01/1994; Ord. No. 2886, 02/26/2009)